

## **FEE SCHEDULE FOR TENANT BROKER**

**NOTE:** This form is an addendum used by a tenant agent when entering into a tenant representation agreement or preparing a letter of intent (LOI), offer to lease or lease agreement to set the fee due the tenant broker when earned.

**DATE:** \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_, California.  
*Items left blank or unchecked are not applicable.*

### **FACTS:**

1. This is an addendum to the following agreement:

- ☐ Tenant Representation Agreement [See **RPI** Form 105.1 or 105.2]  
☐ Letter of Intent (LOI) Agreement [See **RPI** Form 556-1]    ☐ Offer to Lease [See **RPI** Form 556]  
☐ Lease Agreement [See **RPI** Form 550 or 552]    ☐ Rental Agreement [See **RPI** Form 551]

- 1.1 dated \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_, California,  
1.2 entered into between \_\_\_\_\_, as the Landlord,  
1.3 and \_\_\_\_\_, as the Tenant,  
1.4 regarding real estate referred to as \_\_\_\_\_.

### **AGREEMENT:**

2. Fees payable by Landlord to Tenant Broker under the above referenced agreement and due as earned on Landlord conveyance to Tenant a leasehold or fee interest in the real estate are the following amounts:

2.1 For leaseholds with a term of five years or less:

- a. \_\_\_\_\_% of the total rent for the first year;  
b. \_\_\_\_\_% of the total rent for the second year;  
c. \_\_\_\_\_% of the total rent for the third year;  
d. \_\_\_\_\_% of the total rent for the fourth year; and  
e. \_\_\_\_\_% of the total rent for the fifth year.

2.2 For leaseholds with a term of more than five years:

- a. \_\_\_\_\_% of the total rent for the first five years;  
b. \_\_\_\_\_% of the total rent for the second five years; and  
c. \_\_\_\_\_% of the total rent for the remaining years.

2.3 For an extension, renewal or holdover tenancy of the leasehold by Tenant, the fees earned and due are amounts calculated under the fee schedules in paragraphs 2.1 and 2.2 above, as though the continued tenancy was part of the original lease.

2.4 For acquisition of fee ownership of the real estate by Tenant or their successors or agents, the fees earned and due Broker are the following amounts:

- a. \_\_\_\_\_% of the first \$\_\_\_\_\_ of the purchase price paid by Tenant;  
b. \_\_\_\_\_% of the next \$\_\_\_\_\_ of the purchase price paid by Tenant; and  
c. \_\_\_\_\_% of the balance of the purchase price paid by Tenant.

### **I agree to the terms stated above.**

☐ See attached Signature Page Addendum. [**RPI** Form 251]

Date: \_\_\_\_\_, 20\_\_\_\_\_

Landlord Broker: \_\_\_\_\_

DRE #: \_\_\_\_\_

Signature: \_\_\_\_\_

Tenant Broker: \_\_\_\_\_

DRE #: \_\_\_\_\_

Signature: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

### **I agree to the terms stated above.**

☐ See attached Signature Page Addendum. [**RPI** Form 251]

Date: \_\_\_\_\_, 20\_\_\_\_\_

Landlord: \_\_\_\_\_

Signature: \_\_\_\_\_

Tenant: \_\_\_\_\_

Signature: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_